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ABSTRACT OF THE DISCLOSURE

A system and process includes a computer that is operatively connected to an area network, such as to the Internet. A database of MLS properties that are for sale is maintained that is accessible to the computer. Real estate agents must subscribe in order to use the system and are then included in the database. Clients may be either prospective buyers or sellers of the MLS properties. Each client is required to complete a client commitment form whereby the client elects to have a currently subscribing real estate agent represent them before they are allowed access to the information and services provided. Current client files are also included in the database. Real estate agents are given the full functionality that is offered to the clients in that they may view any of the client's files and activities and they are also allowed to post upcoming MLS properties that are to be offered for sale and to FAX property defects that are made available only to other real estate agents. Agents are also able to view the activity of any of their own listings.